

## DNRC Staff Tract Evaluation Form for Acquisition of Trust Land

Date: \_\_\_\_\_  
 DNRC Staff Preparer: \_\_\_\_\_  
 Legal description of parcel(s): \_\_\_\_\_  
 Physical address: \_\_\_\_\_  
 Checklist Prepared by: Name \_\_\_\_\_ Representing \_\_\_\_\_  
 Rep. Phone No. \_\_\_\_\_ E-mail \_\_\_\_\_  
 Area/Unit Office Rating/Comments: : \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

<b>1.</b>	Is this a tract, easement, or improvement?	<b>Circle one:</b> Tract                      Easement                      Improvement			
<b>2.</b>	Total Acres- Minimum 640 acres				
<b>3.</b>	<b>Present use/Acres/Production:</b> Irrigated agricultural land >\$120 gross revenue per acre  Dryland agricultural land >\$80 gross revenue per acre  Dryland hayground >\$25 gross revenue per acre  Other crops  Grazing land->.25 AUM per acre or 40 acres / cow/calf pair. Timber land- Merchantable timber within 20 years? Timber species and age	<b>Acres</b>	<b>Production /acre (tons, CWT, bushels, AUM's, mbf, etc.)</b>		
<b>4.</b>	How would the tract be classified?	<b>Circle One:</b> Ag            Grazing            Forest            Other			
<b>5.</b>	Access (county or public road, river/stream, etc.).	Yes	No	If yes, describe access.	
<b>6.</b>	Is there waterfront on or bordering the property?	Yes	No	If yes, describe.	
<b>7.</b>	Recreational uses of the land - Hunting opportunities  - Fishing opportunities  - Other recreational opportunities	Yes	No		
<b>8.</b>	Would acquisition increase public access to other public land (adjacent or landlocked state or federally managed land)?	Yes	No	N/A	If yes, describe:
<b>9.</b>	Is the tract under conservation easement or adjacent to land under conservation easement? (Consult Montana Natural Heritage Program)	Yes	No	N/A	If yes, describe:
<b>10.</b>	What is the asking price for the tract?	Asking Price:			
<b>11.</b>	Is there a recent appraisal on the tract?	Yes	No	Appraised value:	
<b>12.</b>	What is the gross annual income?	Gross Annual Income:			
<b>13.</b>	Calculate 20-year average annual rate of return for Ag/Grazing, 60-year for Forest.	Average Annual Return:			

14.	Is the tract likely to produce more net revenue for the affected trust or trusts than the revenue that was produced from the land sold.	Yes	No	N/A	If yes, estimate percent increase.
15.	Does the tract have known financial risks and/or benefits?	Yes	No	N/A	If yes, describe:
16.	Does the tract have potential for moderate to high appreciation?	Yes	No	N/A	If yes, explain.
17.	Is it in an urban growth area?	Yes	No	N/A	
18.	Is it a rural tract?	Yes	No	N/A	
19.	Is the tract zoned?	Yes	No	N/A	If so, zoning classification:
20.	Does the tract <b>presently</b> , or does it have the <b>potential</b> to produce a higher rate of return than average for that land classification?	Yes	No	N/A	
21.	Is there a recent report on the tract?	Yes	No	N/A	Circle all that apply: title report    survey Phase I Haz Mat    Phase II
22.	Does the tract have known potential for future mineral development?	Yes	No	N/A	If yes, explain:
23.	Are the mineral rights held by the seller?	Yes	No	If no, who holds rights?	
24.	Improvements: Farm or ranch structures, fences, etc. House(s)	Yes	No	List structures:	
25.	Other considerations?	Yes	No	N/A	If yes, explain: